

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-22-28632

Send Tax Notice To: Jarrett F Moore  
Robin L. King Moore

130 Dogwood Dr  
Chelsea AL 35043

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Ten Thousand Dollars and No Cents (\$210,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Richard L. King Jr. and Rebecca L. King**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jarrett F Moore and Robin L. King Moore**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

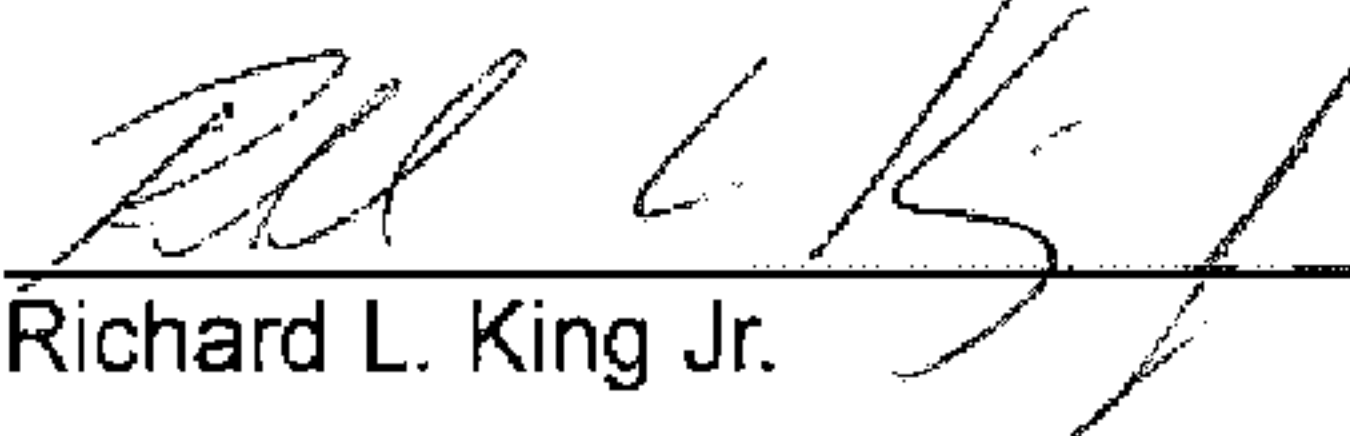
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

**\$168,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of October, 2022.

  
Richard L. King Jr.

  
Rebecca L. King

State of Alabama

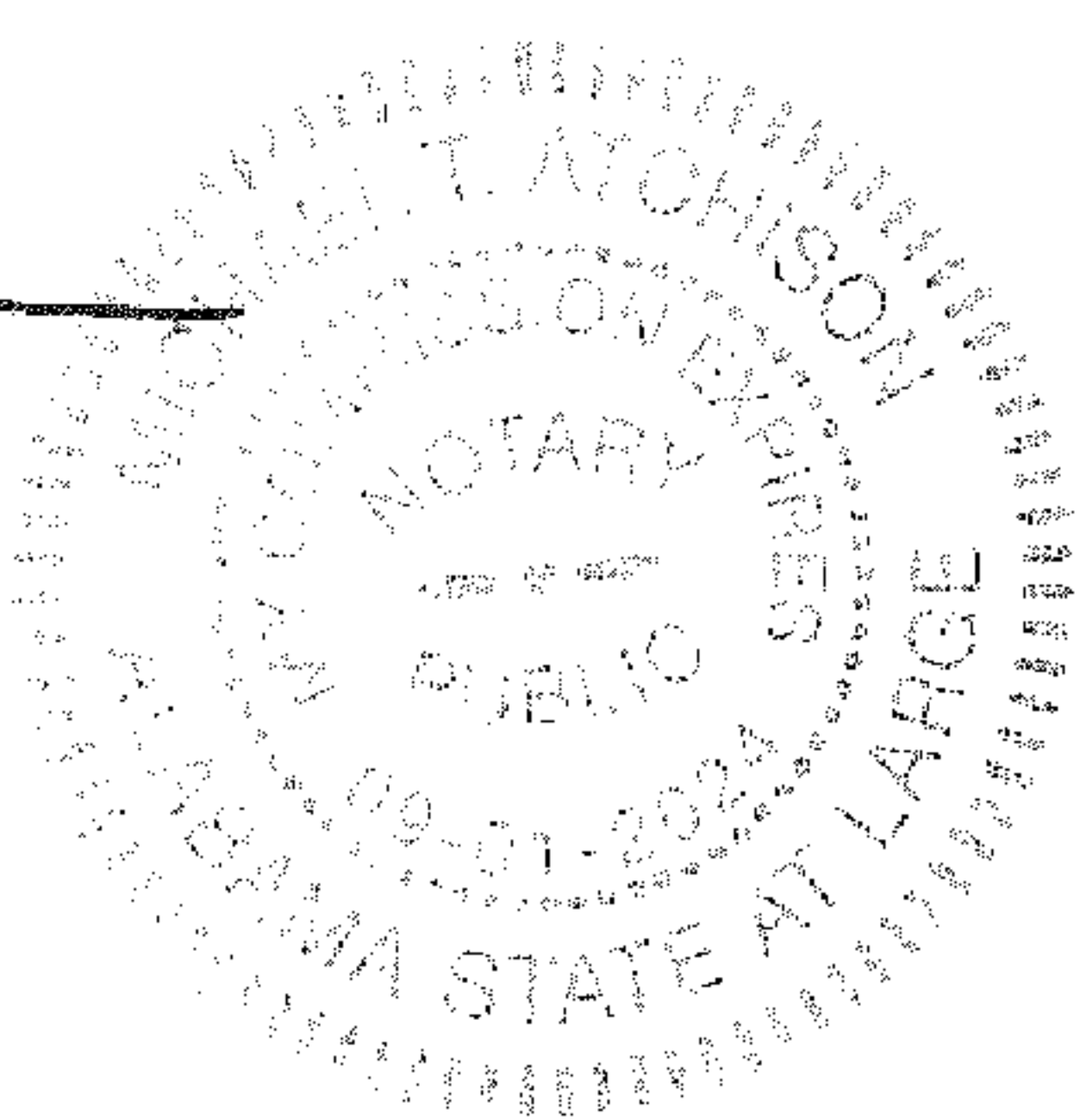
County of Shelby

I,  a Notary Public in and for the said County in said State, hereby certify that Richard L. King Jr. and Rebecca L. King, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE 1/4 of the SW 1/4 of Section 12, Township 20 South, Range 2 West being more particularly described as follows:  
Beginning at the locally accepted SW corner of the SE 1/4 of the SW 1/4 of said Section 12, run in an Easterly direction along the South line of said 1/4-1/4 section and as shown on the Double Mountain, L.L.C. Timber Tract Survey No. 2, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 19, Page 120, for a distance of 293.92 feet to an existing iron rebar set by Laurence F. Weygand; thence turn an angle to the left of 90° and run in a Northerly direction for a distance of 210.0 feet to an existing iron rebar set by Lawrence D. Weygand; thence turn an angle to the left of 110°-25'-18" and run in a Southwesterly direction for a distance of 315.29 feet to an existing iron rebar set by Laurence D. Weygand and being on the West line of the SE 1/4 of SW 1/4 of said Section 12; thence turn an angle to the left of 70°-28'-04" and run in a Southerly direction along the West line of said 1/4-1/4 section for a distance of 100.0 feet, more or less, to the point of beginning.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                                       |                         |                                                  |
|------------------|-------------------------------------------------------|-------------------------|--------------------------------------------------|
| Grantor's Name   | Richard L. King Jr.<br>Rebecca L. King                | Grantee's Name          | Jarrett F Moore<br>Robin L. King Moore           |
| Mailing Address  | <u>260 Cokey Lane</u><br><u>Wilsonville, AL 35186</u> | Mailing Address         | <u>130 Dogwood Dr</u><br><u>Chelsea AL 35043</u> |
| Property Address | <u>130 Dogwood Dr.</u><br><u>Chelsea, AL 35043</u>    | Date of Sale            | <u>October 04, 2022</u>                          |
|                  |                                                       | Total Purchase Price    | <u>\$210,000.00</u>                              |
|                  |                                                       | or                      |                                                  |
|                  |                                                       | Actual Value            | <u></u>                                          |
|                  |                                                       | or                      |                                                  |
|                  |                                                       | Assessor's Market Value | <u></u>                                          |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

|                                     |                   |                          |           |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/>            | Bill of Sale      | <input type="checkbox"/> | Appraisal |
| <input checked="" type="checkbox"/> | Sales Contract    | <input type="checkbox"/> | Other     |
| <input type="checkbox"/>            | Closing Statement |                          |           |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 29, 2022Print Richard L. King Jr.**Unattested**

Sign

*RLK*  
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/04/2022 12:10:44 PM  
 \$70.00 JOANN  
 20221004000378840

**Form RT-1***Allen S. Bayl*